MINUTES OF THE MEETING OF
THE METROPOLITAN BUILDING COMMITTEE
Tuesday, December 28, 1965.
Room 253 - 1441 Drummond Street, 12:30 p.m.

ATTENDANCE: Mr I.R. Tait, Chairman, Messrs W.D. Robb, N. Wrightson, A.E. Sargent, F. Fulton, R. Rae, F.G. Hubbard, R. Rogers, J. Hastings, R.S. Whittingham.

REGRETS: Messrs R.E. Heartz, E. Smith, H. Umphrey, W.E. Atkins, G. Shaw.

INVOCATION: The invocation was said by R. Rogers.

H.F. HALL BUILDING - PROGRESS REPORT.

It was reported that a top level meeting held with Perini to discuss concerns over the general progress of the contract had resulted in a marked improvement in work tempo. At that meeting an individual trade and floor by floor review was undertaken, and the significance of the concerns felt by the owners was conveyed to the contractor. Difficulties were being experienced with the supply of some materials, noteably glazed block and convectors. It was agreed that meetings of this kind are to continue on a monthly basis to ensure close supervision of all major problems.

RATIFICATION OF CHANGE ORDERS:

A statement of change orders approved since the last meeting, and a summary of the total contract position to December 22nd, 1965, copies of which are filed with these minutes, were reviewed. Upon motion duly made it was

UNANIMOUSLY RESOLVED

that such change orders be and they are hereby ratified and accepted as forming a part of the total contract position now amounting to $19,023,524.00.

WILSON SCIENCE EQUIPMENT LIMITED:

It was agreed that due to a misunderstanding and subsequent difficulties with the Wilson Company it would now be advisable to request cancellation of the Laboratory equipment and furnishings performance bond. Upon motion duly made and seconded it was

UNANIMOUSLY RESOLVED

that approval be and it is hereby granted for the Financial Secretary to request the insurance underwriters, Canadian General Insurance Company Ltd., to cancel forthwith the performance bond with Wilson Science Equipment Limited.

Progress on the laboratory furnishings contract is proceeding satisfactorily, with materials being delivered well ahead of schedule. The first progress billing on the Wilson contract in amount $120,000.00 has been received and after consideration it was decided to settle this account immediately. Subsequent billings will be paid after receiving proof of payment by the contractor of previous commitments, or some other suitable indemnity against liens of subcontractors and suppliers. Consideration was given to consolidating both the general and furnishings contract under the supervision of Perini to avoid difficulties between the two major contractors regarding building damage. The cost however was prohibitive and this suggestion was therefore discarded.

RENOVATIONS TO TENTH AND ELEVENTH FLOORS RESIDENCE BUILDING:

In accordance with a policy established by the Executive Committee to attempt to renovate the remaining eight floors of the Residence Building as soon as was convenient, and upon motion duly made and seconded, it was

UNANIMOUSLY RESOLVED

that work should proceed with the negotiation of contracts required for the renovation and refurnishing of the tenth and eleventh floors of the Residence Building and authority is hereby granted to the Chairman to sign such contracts as are necessary within the scope as defined by the minutes

of the Metropolitan Board dated December 20th, 1965. It was noted that timing was critical in that work should be undertaken immediately, for completion by April 1966, in order to take advantage of the most economical time in terms of low demand for residence accomodation during this period. In addition, it was intended to convert the old shower accomodation on the third, eleventh and twelfth floors into luxury type bedroom accomodation with shower attached, such showers to be finished in ceramic tiles.

DOWNTOWN BRANCH LOCKER ROOM RENOVATIONS:

It was recommended that further information be obtained on the scope of renovations proposed for the Downtown Branch for the enlargement of Downtown locker room facilities, and that the building and furnishing services in New York be required to prepare a detailed study on this proposal. The cost of this study was not to be in excess of $2,000.00.

FEDERAL SALES TAX ON H.F. HALL BUILDING:

It was reported that implementation of the formula method of claiming federal sales tax refunds on the H.F. Hall Building had now resulted in the realization of the first claim totalling $373,310.09, covering the period March 1964 to July 1965 inclusive. It was noted that the assessment is made on the date of payment of the sales tax and not on the date of billing by the general contractor.

DOWNTOWN BOILER ROOM FACILITIES:

Consideration was given to the necessity for installing a new boiler to replace the two original YMCA boilers now condemned. Messrs James P. Keith & Assocs., Consultants, have prepared a report on requirements and layout which is presently being studied before inviting price quotations. It was stated that as heating now comes under the jurisdiction of the Sir George Williams University it was believed that the installation of a new boiler would also be the responsibility of the University. The possibility of using

low-cost interruptable gas, with oil as an auxillary fuel, was discussed, and it was agreed that further information on the source of supply of interruptable gas would be obtained. While at the present time there is no standby equipment other than the condemned boilers, it was believed that the latter facilities would be sufficient to meet an emergency situation should this arise.

H.F. HALL BUILDING CONTRACT DELETIONS:

It was reported that the Quebec Government were now requesting details of those items originally pared from the specifications of the H.F. Hall Building to reduce costs. A list has been prepared which is to be forwarded to Quebec, the most significant items being;

1. The down escalator between the seventh and sixth floors,

2. The stained glass on the Bishop Street side of the indoor campus,

3. The theatre rigging and lighting, and

4. A mural in the main lobby.

It was the feeling that while economies were necessary in earlier planning, it was now realised that some of the deleted items were of significant importance to the total satisfactory operation of the building, and if at all possible, serious consideration should now be given to reinstating them. It was noted that this point of view is to be pursued with Quebec when next reviewing the capital grants for 1966/1967. It was agreed that favourable consideration should be given to the aforementioned proposals, providing sufficient finances can be obtained.

TERMINATION OF MEETING:

There being no further business for consideration, the meeting was declared terminated at 2:00 p.m.

Chairman

Secretary